



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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March 22, 2024

Detroit City Council
Two Woodward Ave., Ste. 1340
Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Community Benefits Provision
Hotel at Water Square Development

Honorable City Council:

The City of Detroit ("City"), Detroit Economic Growth Corporation ("DEGC"), and Atwater and Second Associates, LLC referred to as the ("Developer") have been in discussions to bring an estimated investment of approximately \$396.7 million dollars to 600 Civic Center Drive, Detroit, Michigan known as the Hotel at Water Square. It is anticipated that this project will redevelop the former Joe Louis Arena site from a vacant parcel into a new use resulting in the creation of a 25-story, 600-room hotel consisting of five (5) podium floors. The five (5) podium floors will include a ground floor restaurant, a lobby bar, two (2) ballrooms, 50,000 sq. ft. of meeting space, a swimming pool, a spa, and a fitness area. The back-of-the-house areas will include offices, staff support spaces and a large kitchen to support seamless behind-the-scenes operations. A pedestrian bridge will span over the future Second Avenue to provide a direct connection to the Huntington Place Convention Center.

Under the City of Detroit Ordinance No. 2021-4 effective as of December 8, 2021 ("Ordinance") and codified in Chapter 12, Article XIII of the Detroit City Code ("Code"), development projects that qualify as a "Tier 1 Development Project" are subject to certain community engagement procedures (the "CBO Process"). The project mentioned - Hotel at Water Square ("the Project") - is expected to incur an investment of at least seventy-five million (\$75,000,000) and will involve the abatement of more than one million (\$1,000,000) in City taxes. Therefore, the Project qualifies as a Tier 1 Development Project under the Ordinance and is subject to the CBO Process.

The Project was reviewed by a Neighborhood Advisory Council, to ascertain the community's concerns related to any impacts the Project may have on the surrounding community and the ways the Developer plans to address those impacts. A Community Benefits Report was prepared for the Project because of the CBO Process and such report is submitted herewith in accordance with Section 12-8-3(e) of the Code as Exhibit A to the attached resolution (the "Report"). The Developer has agreed to address the concerns raised during the CBO Process by entering into a provision agreement "Community Benefits Provision for Tier 1 Development Projects – Hotel at Water Square" that is included as Exhibit B to the attached resolution (the "Provision").

We hereby request that your Honorable Body adopt the attached resolution that receives and files the Report and approves the Provision in furtherance of the Project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Antoine Bryant', with a stylized, cursive script.

Antoine Bryant, Director
Planning and Development Department

CC: Hassan Beydoun, Group Executive – Jobs and Economy

Brittney Hoszkiw, JET Team

Jose Lemus, JET Team

Brandon Lockhart, JET Team

Malik Washington, Mayor's Office

Edwina King, Associate Director of Legislative Affairs and Equitable Development – PDD

Aaron Goodman, Manager of the Community Benefits Ordinance - PDD

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE BE IT RESOLVED, that the Planning & Development Department's ("PDD") Hotel at Water Square Project Community Benefits Agreement Report in the attached Exhibit A incorporated herein is hereby received and filed by the Detroit City Council; and be it further;

RESOLVED, that the "Community Benefits Provision for Tier 1 Development Projects – Hotel at Water Square" attached hereto and incorporated herein as Exhibit B (the "Provision") is hereby approved by Detroit City Council, and be it further;

RESOLVED, that the PDD Director, or their authorized designee, is hereby authorized to execute the Provision; and be it finally;

RESOLVED, that the Provision will be considered confirmed when executed by the PDD Director, or their authorized designee, and approved by the Corporation Counsel as to form.